

FOR LINE TABLES, CURVE TABLES AND  
GENERAL NOTES, REFER TO SHEET 2 OF 2

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**FINAL PLAT**  
OF  
**BRAZOS COUNTY  
EXPOSITION CENTER  
SUBDIVISION  
PHASE 1**

**52.84 ACRE TRACT**

T. J. WOOTEN SURVEY, A-59  
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
BRAZOS COUNTY, TEXAS  
300 E 26TH STREET, SUITE 114  
BRYAN, TEXAS 77802  
PHONE: (979) 361-4102

SHEET 1 OF 2  
SCALE: 1"=100' JUNE, 2006  
PREPARED BY:

KLING ENGINEERING & SURVEYING

4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212



PUBLIC UTILITY EASEMENT METES:

LINE	BEARING	DISTANCE
L1	N42°45'59"E	449.05'
L2	S47°16'23"E	1205.21'
L3	N42°43'37"E	20.00'
L4	N47°16'23"W	30.89'
L5	N42°43'37"E	20.00'
L6	N47°16'23"W	30.89'
L7	N42°43'37"E	20.00'
L8	N47°16'23"W	403.22'
L9	N42°43'37"E	72.11'
L10	N47°16'23"W	20.00'
L11	S42°43'37"W	72.11'
L12	N47°16'23"W	105.45'
L13	N42°43'37"E	29.34'
L14	N47°16'23"W	20.00'
L15	S42°43'37"W	29.34'
L16	N47°16'23"W	31.49'
L17	N42°43'37"E	31.39'
L18	N47°16'23"W	20.00'
L19	S42°43'37"W	31.39'
L20	N47°16'23"W	409.51'
L21	N42°45'59"E	398.57'
L22	S47°13'52"E	458.95'
L23	N42°46'08"E	10.00'
L24	N47°13'52"W	54.21'
L25	N42°44'43"E	74.17'
L26	S47°15'17"E	74.20'
L27	N42°44'43"E	10.00'
L28	N47°15'17"W	84.20'
L29	S42°44'43"W	77.17'
L30	N47°13'52"W	394.74'
L31	N42°45'59"E	442.44'
L32	S47°55'20"E	622.32'
L33	S42°04'40"W	179.25'
L34	N47°13'52"W	196.08'
L35	S42°46'08"W	212.00'
L36	S47°13'52"E	10.00'
L37	N42°46'08"E	202.00'
L38	S47°13'52"E	186.20'
L39	S42°04'40"W	73.25'
L40	S48°00'11"E	16.76'
L41	S44°30'45"W	138.05'
L42	S45°29'15"E	10.00'
L43	N44°30'45"E	214.64'
L44	N42°04'40"E	186.39'
L45	S47°55'20"E	391.12'
L46	S42°04'40"W	191.97'
L47	S48°00'11"E	11.80'
L48	S41°59'49"W	20.12'
L49	S48°00'11"E	15.00'
L50	N41°59'49"E	19.10'
L51	S47°13'52"E	98.17'
L52	N42°46'08"E	15.00'
L53	N47°13'52"W	98.38'
L54	N41°59'49"E	177.95'
L55	S47°55'20"E	947.45'
L56	S01°51'08"E	72.06'
L57	S42°57'19"W	660.51'
L58	S47°13'52"E	40.00'
L59	N42°57'19"E	631.36'
L60	N47°55'20"W	1013.46'
L61	N47°55'20"W	1013.46'
L62	S42°45'59"W	1331.82'
L63	S47°13'52"E	35.00'

NOTES:

- THIS 52.84 ACRE TRACT IS PART OF THE BRAZOS COUNTY, TEXAS 159.02 ACRE TRACT AS RECORDED IN VOL. 4583, PG. 287 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- NO PORTION OF THIS TRACT LIES WITHIN THE SPECIAL HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS COMMUNITY NO. 480410; PANEL NO. 0150C; EFFECTIVE DATE: JULY 2, 1992.
- CURRENT ZONING: A-O (AGRICULTURAL-OPEN) DISTRICT
- THE 3.48 ACRE JONES ROAD R.O.W. TRACT IS DEDICATED TO BRAZOS COUNTY, TEXAS.
- ALL PUBLIC UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF BRYAN.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	54.56'	35.00'	89°18'41"	N87°25'19"E~49.20'
C2	158.61'	100.00'	90°52'39"	N02°29'01"W~142.50'
C3	77.94'	50.00'	89°18'41"	S87°25'19"W~70.28'

PRIVATE DRAINAGE EASEMENT METES:

LINE	BEARING	DISTANCE
L64	N42°50'40"E	214.93'
L65	S47°07'08"E	430.47'
L66	S42°52'12"W	113.40'
L67	N47°13'58"W	215.22'
L68	S42°52'03"W	55.89'
L69	N47°08'02"W	171.51'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C4	61.32'	43.72'	80°21'03"	S87°17'40"E~56.41'
C5	60.70'	38.95'	89°17'26"	S02°28'26"E~54.74'
C6	65.69'	42.54'	88°28'07"	S87°06'16"W~59.35'
C7	66.20'	41.46'	91°29'33"	S87°07'11"W~59.39'
C8	66.45'	42.85'	88°51'13"	N02°42'26"W~59.99'

ENVIRONMENTAL BUFFER METES:

LINE	BEARING	DISTANCE
L70	N06°18'36"W	6.38'
L71	N39°56'27"E	47.66'
L72	S89°13'31"E	66.26'
L73	S51°19'03"E	38.37'
L74	S14°01'28"E	40.59'
L75	S06°22'46"E	95.55'
L76	S04°55'18"E	20.97'

R.O.W. TAKING METES:

LINE	BEARING	DISTANCE
L60	N47°55'20"W	1013.46'
L61	N47°55'20"W	1013.46'
L77	N42°57'19"E	177.99'
L78	N48°18'49"W	2148.28'
L79	S41°43'08"W	34.51'
L80	S81°01'20"W	49.61'
L81	S42°45'59"W	38.07'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C2	158.61'	100.00'	90°52'39"	N02°29'01"W~142.50'
C3	77.94'	50.00'	89°18'41"	S87°25'19"W~70.28'

Brazos County Exposition Center Subdivision — Phase 1  
52.84 Acre Tract  
T. J. Wooten Survey, A-59  
Bryan, Brazos County, Texas

Field notes of a 52.84 acre tract or parcel of land, lying and being situated in the T. J. Wooten Survey, Abstract No. 59, Bryan, Brazos County, Texas, and being part of the called 159.00 acre tract described in the Acceptance of Writ of Possession Pursuant to Cause No. 410-CC-County Court at Law No. 2 (Brazos County, Texas, vs. Dorothy Marie Sramek Bienski and Leon Bienski) in favor of Brazos County, Texas, as recorded in Volume 4583, Page 289, of the Official Records of Brazos County, Texas, and said 52.84 are tract being more particularly described as follows:

COMMENCING at the ½" iron rod found marking the east corner of the beforementioned 159.00 acre tract in Jones Road;

THENCE S 42° 57' 19" W along the southeast line of the beforementioned 159.00 acre tract, crossing the existing pavement of Jones Road for a distance of 177.19 feet to a ½" iron rod set at the PLACE OF BEGINNING of this description;

THENCE S 42° 57' 19" W along the southeast line of the beforementioned 159.00 acre tract, same being the northwest line of Jones Road (80' wide right-of-way), adjacent to a fence, for a distance of 631.36 feet to a ½" iron rod set, from which a ½" iron rod found marking an angle point corner of the 159.00 acre tract in the northwest line of Jones Road bears S 42° 57' 19" W — 246.73 feet;

THENCE through the interior of the beforementioned 159.00 acre tract, as follows:

N 47° 13' 52" W for a distance of 929.08 feet to a ½" iron rod set,  
S 42° 46' 08" W for a distance of 338.34 feet to a ½" iron rod set,  
N 47° 13' 52" W for a distance of 123.55 feet to a ½" iron rod set,  
N 90° 00' 00" W for a distance of 495.18 feet to a ½" iron rod set,  
N 47° 13' 52" W for a distance of 759.13 feet to a ½" iron rod set  
in the northwest line of the 159.00 acre tract, same being the southeast right-of-way line of Farm to Market Road No. 1688 (Leonard Road);

THENCE N 42° 45' 59" E along the northwest line of the beforementioned 159.00 acre tract, same being the southeast right-of-way line of Leonard Road for a distance of 1331.82 feet to a ½" iron rod set at the beginning of a transition curve from F.M. No. 1688 to Jones Road, concave to the south, having a radius of 50.00 feet;

THENCE along the proposed southwest right-of-way line of Jones Road (100' wide right-of-way), as follows:

Easterly along said transition curve, for an arc length of 77.94 feet to a ½" iron rod set at the end of this curve, the chord bears N 87° 25' 19" E — 70.28 feet,  
S 47° 55' 20" E for a distance of 2026.92 feet to a ½" iron rod set at the beginning of a curve, concave to the west, having a radius of 100.00 feet,  
Southerly along said curve, for an arc length of 158.61 feet to the end of this curve, at the PLACE OF BEGINNING, (the chord bears S 02° 29' 01" E — 142.50 feet) containing 52.84 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

We, BRAZOS COUNTY, TEXAS Owners and Developers of the 52.84 Acres shown on this plat & designated Brazos County Exposition Center Phase One, being Part of the 159.02 acre tract of land as conveyed to us in the Official Records of Brazos County, Texas in VOL. 4583, PG. 289, and whose name is subscribed hereto, hereby dedicate to the use of

- The City of Bryan for all Public Utility Easements
- Brazos County for all Jones Road R.O.W.

for the purpose identified.

Randy Sims  
Randy Sims, County Judge

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Randy Sims, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal this 18<sup>th</sup> day of July, 2006.

Linda G. Muegge  
Notary Public, Brazos County, Texas



APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 22nd day of August, 2006.

W Paul Kasper  
City Engineer, Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, Art Hughes,  
Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the 31<sup>st</sup> day of May, 2006 and same was duly approved on the 31<sup>st</sup> day of May, 2006 by said Commission.

Art Hughes  
Chairman, Planning & Zoning Commission  
City of Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 24 day of August, 2006, in the Official Records of Brazos County, Texas, in Volume 4583, Page 410.

Karen McQueen  
Karen McQueen, County Clerk, Brazos County, Texas  
By: Jessie L. Cohen  
Deputy Clerk

CERTIFICATION OF THE SURVEYOR

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

S. M. Kling  
S. M. Kling, R.P.L.S. No. 2003, May, 2006

Brazos County Exposition Center Subdivision — Phase 1  
3.48 Acre Right-of-way Dedication Tract — Jones Road  
T. J. Wooten Survey, A-59  
Bryan, Brazos County, Texas

Field notes of a 3.48 acre tract or parcel of land, lying and being situated in the T. J. Wooten Survey, Abstract No. 59, Bryan, Brazos County, Texas, and being part of the called 159.00 acre tract described in the Acceptance of Writ of Possession Pursuant to Cause No. 410-CC-County Court at Law No. 2 (Brazos County, Texas, vs. Dorothy Marie Sramek Bienski and Leon Bienski) in favor of Brazos County, Texas, as recorded in Volume 4583, Page 289, of the Official Records of Brazos County, Texas, and said 3.48 are tract being partially within the existing fenced confines of Jones Road and this description is intended to widen the current right-of-way of Jones Road to 100 feet wide and said 3.48 acre tract being more particularly described as follows:

BEGINNING at the ½" iron rod found marking the east corner of the beforementioned 159.00 acre tract in Jones Road;

THENCE S 42° 57' 19" W along the southeast line of the beforementioned 159.00 acre tract, crossing the existing pavement of Jones Road for a distance of 177.99 feet to a ½" iron rod set in the existing fenced northwest line of Jones Road, same being the beginning of a curve, concave to the west, having a radius of 100.00 feet, from which a ½" iron rod found marking an angle point corner of the 159.00 are tract in the northwest right-of-way line of Jones Road bears S 42° 57' 19" W — 878.09 feet;

THENCE along the proposed southwesterly right-of-way line of Jones Road, and through the interior of the beforementioned 159.00 acre tract, as follows:

Northerly along said curve for an arc length of 158.61 feet to a ½" iron rod set at the end of this curve, the chord bears N 02° 29' 01" W — 142.50 feet,  
for a distance of 2026.92 feet to a ½" iron rod set at the beginning of a transition curve from Jones Road to F.M. No. 1688, concave to the south, having a radius of 50.00 feet,  
Westerly along said transition curve for an arc length of 77.94 feet to a ½" iron rod set at the end of this curve in the southeast right-of-way line of Farm to Market Road No. 1688 (Leonard Road), same being in the northwest line of the 159.00 acre tract, the chord bears S 87° 25' 19" W — 70.28 feet;

THENCE along the northwest line of the beforementioned 159.00 acre tract, as follows:

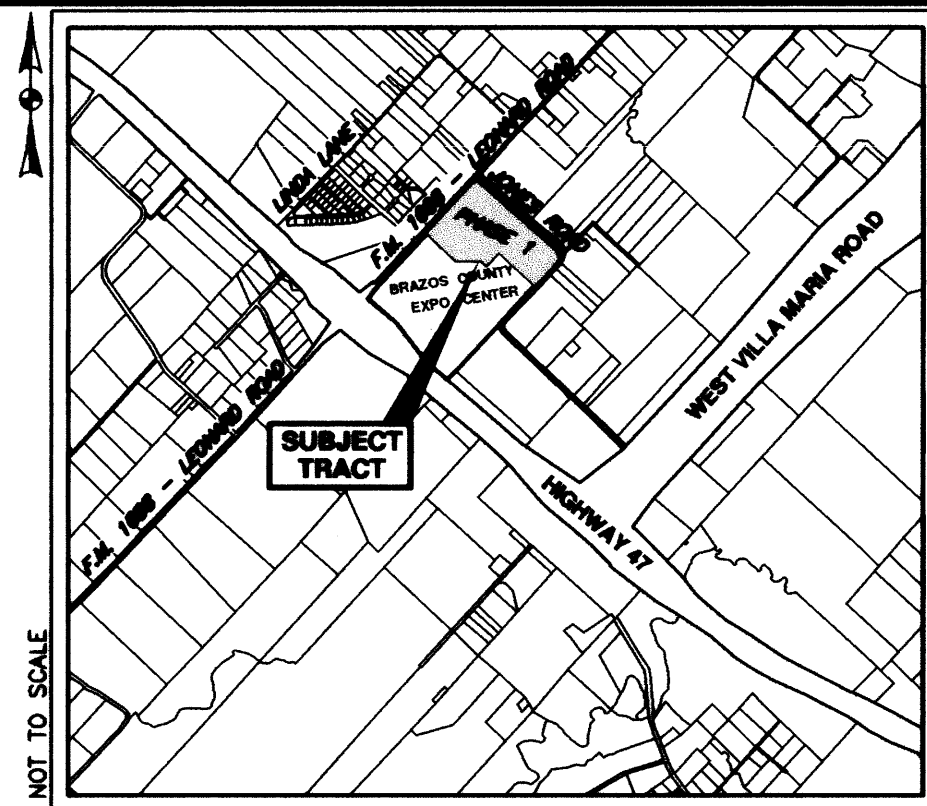
N 42° 45' 59" E for a distance of 38.07 feet and corner,  
N 81° 01' 20" E for a distance of 49.61 feet to a ½" iron rod found,  
N 41° 43' 08" E for a distance of 34.51 feet to the center of the existing pavement of Jones Road at the north corner of the 159.00 acre tract;

THENCE S 48° 18' 49" E along the northeast line of the beforementioned 159.00 acre tract, along or near the center of the existing pavement Jones Road, for a distance of 2148.26 feet to the PLACE OF BEGINNING containing 3.48 acres of land, more or less.

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 18<sup>th</sup> day of August, 2007.

Karin Russell  
Planning Administrator, City of Bryan, Texas



Doc. Br. Vol. P's  
007/4570 BK 8205 10

FILED FOR RECORD IN  
Brazos County

On: Aug 21/2007 at 11:47

As a  
CLERK

Document Number: 007/4570

Amount: \$0.00

Receipt Number: 00349

By:  
Clerk of Court

STATE OF TEXAS COUNTY OF BRAZOS  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS  
FILED ON THE DATE AND TIME STAMPED HEREON BY ME  
AND WAS DULY RECORDED IN THE VOLUME AND PAGE  
OF THE OFFICIAL PUBLIC RECORDS OF:

BRAZOS COUNTY

AS STAMPED HEREON BY ME:

AUG 21/2007

HONORABLE KAREN MCQUEEN, COUNTY CLERK  
BRAZOS COUNTY

# FINAL PLAT OF BRAZOS COUNTY EXPOSITION CENTER SUBDIVISION PHASE 1

52.84 ACRE TRACT

T. J. WOOTEN SURVEY, A-59  
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:

BRAZOS COUNTY, TEXAS  
300 E 26TH STREET, SUITE 104  
BRYAN, TEXAS 77802  
PHONE: (979) 361-4102

SHEET 2 OF 2

SCALE: 1"=100' JUNE, 2006

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